

# Retail Investment - Romford, RM1

FOR SALE

Ground Floor, 148 South Street,  
Romford, Essex, RM1 1SX

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Situated in the heart of Romford surrounded by a number of well-known occupiers
- Arranged over ground floor measuring approximately 1,176 square feet (109.26 square meters)
- Let to Dulce Limited on a 10-year lease expiring 2033 with a current passing rent of £40,000 per annum
- Romford railway station (Elizabeth line - Crossrail) approximately 80 meters away providing a direct service to London Liverpool Street

## Location

Romford is located 15 miles north-east of Central London and 20 miles south-west of Chelmsford. The property is situated within the town centre in a prominent corner position on the West side of South Street, at its junction with Atlanta Boulevard. Nearby occupiers include The Gym Group, Lidl, Ladbroskes, Bairstow Eves Agents and Haart. Romford railway station is approximately 80 meters away and is on the Elizabeth line providing regular services to London Liverpool Street. The area is well served by buses. Romford is situated on the A12, while access to junction 8 of the M25 is 4 miles away.

Please note all times and distances given are approximate only.

## Description

The property is arranged on ground floor only and forms part of a larger building, the remainder of which is not included within the property to be sold. The property is approximately 1,176 Square feet (109.26 Square meters) and benefits from 2 demised car parking spaces.

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

## Lease

Currently let on a 10-year lease to Dulce Ltd from August 2023, therefore expiring August 2033. The current passing rent is £40,000 per annum. The lease allows for a rent review at the end of year 5 and is effectively FR&I.

Dulce Ltd trade from three stores in Essex and offer the very best in eastern European food, drink and cakes.  
[www.dulcefoods.co.uk](http://www.dulcefoods.co.uk)

## Tenure

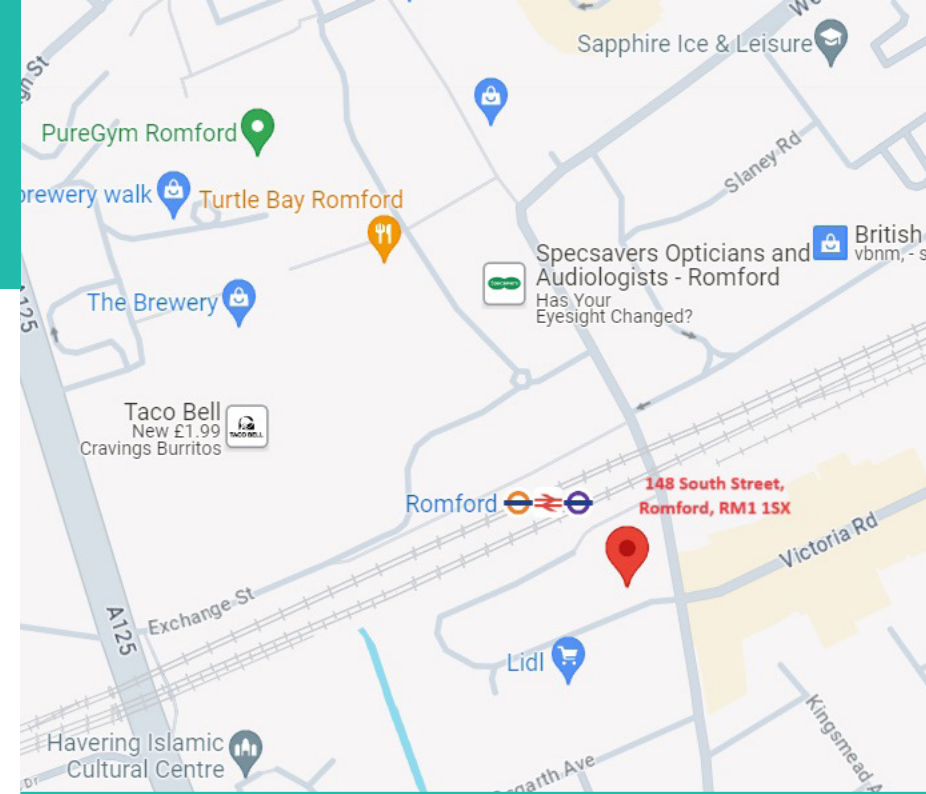
Leasehold. To be held on a lease for 999 years from completion at a peppercorn ground rent.

## VAT

VAT is applicable to this lot.

## Terms

Offers are invited in the region of £450,000.



Price:

£450,000

# Harston&Co

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